

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Fantat Road, 2100' SE of c/l
Holly Neck Road
15th Election District
5th Councilmanic District
1117 Fantat Road
Andrew John Ramult, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-365-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owners of the subject property, Andrew and Alberta Ramult. The variance request is for property located at 1117 Fantat Road located in the Holly Neck area of Baltimore County. The subject property is zoned R.C. 20. The variance request is from Section 400.1 to permit an accessory structure in the front yard in lieu of the required rear yard, to permit the accessory structure to be located in the third portion of the yard closest to the road in lieu of the required third part portion farthest removed from both streets for a corner lot, and for the structure to be larger than the principal dwelling.

Appearing at the hearing on behalf of the variance request were Andrew Ramult, property owner, and Al Classing, Jr. Appearing in opposition to the Petitioner's request were David and Michelle Stiller, Deborah Schreiber, nearby residents, as well as Carl Maynard and Leroy Sennett, members of the Holly Neck community.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.796 acres, more or less, zoned R.C. 20. The subject property is improved with a single family dwelling, wherein the Petitioner and his wife reside. In addition, the Petitioner has a 12 ft. x 12 ft. tin shed, which he intends to tear down, and also a 12 ft. x 24 ft. temporary storage building, which he intends to relocate. The Petitioner is requesting a variance in order to construct a new 30 ft. x 40 ft. storage building in the front yard of his property.

ORIGINAL FILED FOR FILING

6/23/99
R. J. J. J.


Mr. Ramult testified that he intends to purchase from Mid-West Steel Building Company a 30 ft. x 40 ft. steel storage building to be placed on his property in the location shown on the site plan submitted. The steel structure will have a roof height of 15 feet, however, the walls will be 12 feet in height. Basically, the structure will have a flat roof, given the small difference in the height of the peak of the roof from the sides of the structure. Mr. Ramult testified that he needs the storage building so that he may store some historic automobiles that he collects. In addition, Mr. Ramult would like to install a car lift so that he may work on his own automobiles, which appears to be a hobby of his. Mr. Ramult would like to construct the building so that various items that he stores on his property at this time can be stored inside thereby improving the appearance of his property.

Mr. Al Classing, a longtime resident of the Holly Neck community and a very active member in community affairs, appeared in support of Mr. Ramult's request. Mr. Classing testified as to the good character of Mr. Ramult and his wife, and what good citizens they are in the Holly Neck community. Mr. Classing believes that the structure to be constructed by Mr. Ramult does fit into the character of the residential community and will be a benefit to the neighbors in that Mr. Ramult can store the automobiles and items that are currently outside on the property in this new storage building. Mr. Classing supports Mr. Ramult in his request.

Appearing in opposition to the Petitioner's request were several residents of Fantat Road, as well as Mr. Carl Maynard and Mr. Leroy Sennett. The cumulative testimony of those residents in attendance was that the building chosen by Mr. Ramult to be constructed on the property does not fit into the residential character of Fantat Road. The building is very large and constructed entirely of steel. It basically has a flat roof and is very commercial in appearance. It is the type of commercial structures commonly found on commercial properties elsewhere in Baltimore County. In addition, the location of the property selected by Mr. Ramult is not secluded and this commercial looking building will be very obvious to other residents of Fantat Road. The members of the

6/23/99
R. Jensen

THEREFORE, IT IS ORDERED this 23rd day of June, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 400.1 to permit an accessory structure in the front yard in lieu of the required rear yard, to permit the accessory structure to be located in the third portion of the yard closest to the road in lieu of the required third portion farthest removed from both streets for a corner lot, and for the structure to be larger than the principal dwelling, be and is hereby DENIED.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 23, 1999

Mr. Andrew John Ramult, Jr.
1117 Fantat Road
Baltimore, Maryland 21221

RE: Petition for Administrative Variance
Case No. 99-365-A
Property: 1117 Fantat Road

Dear Mr. Ramult:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been denied, in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco". The signature is written in a cursive, flowing style.

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

C: Debra Schreiber
David Stiller
Michelle Stiller
Carol Maynard
Leroy Sennett

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1117 Fantat Rd
which is presently zoned RC-20

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit an accessory structure to be located in the front yard in lieu of the required rear yard, to be located in the third portion of the yard closest to the road in lieu of the required third portion farthest removed from the road for a corner lot, and for the structure to be larger than the footprint of the principal dwelling, of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

Andrew John Ramult Jr
Name - Type or Print

Andrew John Ramult Jr
Signature

Alberta Emma Ramult
Name - Type or Print

Alberta Emma Ramult
Signature

1117 Fantat Rd 410-687-0540
Address Telephone No.

Balto MD 21221
City State Zip Code

Representative to be Contacted:

Andrew John Ramult Jr
Name

1117 Fantat Rd 410-687-0540 evening
Address Telephone No.

Balto MD 21221
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 3 day of March, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-365-A

Reviewed By BR Date 3/22/99

REV 9/15/98

Estimated Posting Date 4/4/99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1112 Fantat Rd
Address
Balto md 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

see attached copy

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Andrew John Ramult Jr
Signature

Alberta Emma Ramult
Signature

Andrew John Ramult Jr
Name - Type or Print

Alberta Emma Ramult
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew J. Ramult Jr. & Alberta E. Ramult
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3-11-99
Date

Debra E. Stevens
Notary Public

My Commission Expires 8-4-99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1117 Fantat Rd
Address
Betho MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

see attached copy

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Andrew John Ramult Jr
Signature

Alberta Emma Ramult
Signature

Andrew John Ramult Jr
Name - Type or Print

Alberta Emma Ramult
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew J. Ramult Jr. & Alberta E. Ramult
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3-11-99
Date

Debra E. Stevens
Notary Public

My Commission Expires 8-4-99



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1117 FANTAT Rd
which is presently zoned RC20

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit an accessory structure to be located in the front yard in lieu of the required rear yard, to be located in the third portion of the yard closest to the road in lieu of the required third portion farthest removed from the road for a corner lot, and for the structure to be larger than the footprint of the principal dwelling.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Andrew John Ramult JR

Name - Type or Print

Andrew John Ramult JR

Signature

Alberta Emma Ramult

Name - Type or Print

Alberta Emma Ramult

Signature

1117 FANTAT Rd

Address

410-687-0540

Telephone No.

Balto

City

MD

State

21221

Zip Code

Representative to be Contacted:

Andrew John Ramult JR

Name

1117 FANTAT Rd

Address

410-687-0540 evening

410-796-1044-DAY

Telephone No.

Balto

City

MD

State

21221

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-365-A

Reviewed By BR Date 3/22/99

REV 9/15/98

Estimated Posting Date 4/4/99

Reason for request for special variance.

Garage cannot be located near house because of existing hill on side of house & drain field from house. Extensive & expensive excavation & landscaping would have to be done.

Garage cannot be located behind house because of house set back towards rear of property.

Garage cannot be located on north-east side of house because of gravel driveway to deck on rear of house.

Property where garage is to be located, with variance, is open & unobstructed land & no trees will be altered or destroyed.

Garage is to be used for storage & restoration of our antique 47 Mack. It will also be storage for other antique vehicles - 47 Harley Davidson & 57 Ford. I had an in our ownership & position at the present time.

D. E. P. R. M also suggested proposed site would be no problem as far as they are concerned.

Thank you for your consideration
of this matter.

Andrew J. Ramulff

Zoning Description For

1117 FANTAT Rd.

Beginning at a point on the east side of Fantat Rd which is 20 feet wide, at a distance of 2100' feet South East of the center line of the nearest improved intersecting Street, Holly Neck Rd, which is 30' feet wide. As recorded in Book 6241, Folio 66 of Baltimore County. Containing 34,717 Square feet, .796 Acre, Also known as 1117 Fantat Rd and is located in the 15th Election District, 5th Councilmanic District.

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-365-A
1117 Fantat Road
E/S Fantat Road, 2100' SE of centerline Holly Neck Road
15th Election District
5th Councilmanic District
Legal Owner(s): Alberta Emma & Andrew John Ramult, Jr.

Administrative Variance: to permit an accessory structure in the front yard in lieu of the required rear yard, to permit the accessory structure to be located in the third portion of the yard closest to the road in lieu of the required third portion farthest removed from both streets for a corner lot and for the structure to be larger than the principal dwelling.
Hearing: Thursday, June 3, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/172 May 13

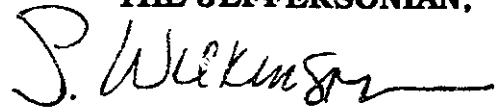
G311494

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/13/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/13/, 1999.

THE JEFFERSONIAN,



LEGAL ADVERTISING

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **065407**

DATE 3/22/99 ACCOUNT 6001-4150

AMOUNT \$ 50.00

RECEIVED FROM: Andrew Romelt

FOR: Case #10 Admin. Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 365

PAID RECEIPT

PROCESS ACTUAL TIME
3/22/1999 3/22/1999 08:13:40
REG 4502 CASHIER JRIC JMF DRAWER 2
5 MISCELLANEOUS CASH RECEIPT
Receipt # 084949 UFLN
OR NO. 065407

50.00 CHECK: FN
Baltimore County, Maryland

99-365-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-365-A

PETITIONER/DEVELOPER:

(Andrew Ramult)

DATE OF Closing

(APR. 19, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
1117 Fantat Road Baltimore, Maryland 21221 _____

The sign(s) were posted on _____ 4-2-99 _____
[Month, Day, Year]

Sincerely,

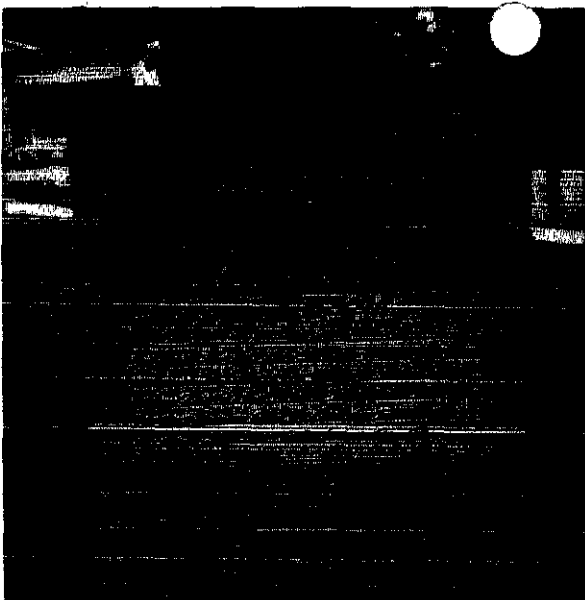

[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]



CERTIFICATE OF POSTING

RE: CASE # 99-365-A
PETITIONER/DEVELOPER:
(Andrew Ramult)
DATE OF Hearing
(June 3, 1999)

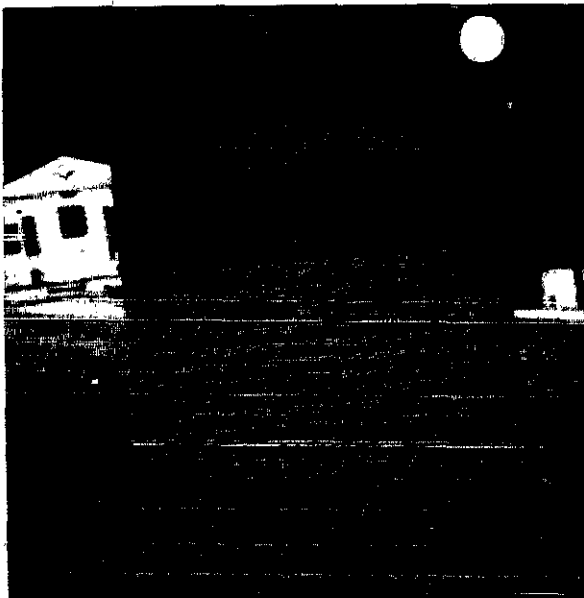
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
1117 Fantat Road Baltimore, Maryland 21221 _____

The sign(s) were posted on _____ 5-19-99 _____
[Month, Day, Year]



Sincerely,

Thomas P. Ogle
[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ [410]-687-8405 _____
[Telephone Number]

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 365 -A Address 1117 Fantat Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/22/99 Posting Date: 4/4/99 Closing Date: 4/19/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 365 -A Address 1117 Fantat Rd.
Petitioner's Name Andrew & Alberta Ramult Telephone 410-796-1044 day
410-687-0540 evening
Posting Date: 4/4/99 Closing Date: 4/19/99
Wording for Sign: To Permit an accessory structure in the front yard in lieu of the
required rear yard, to be located in the portion close to a road in lieu of
the required third portion farthest removed from the road, and to allow the
accessory structure to be larger than the principal dwelling.

WCR - Revised 7/2/98

365

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-365-A

Petitioner: Andrew J. Ramult

Address or Location: 1117 Fawcett Rd. Balto Md 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Andrew J. Ramult

Address: 1117 Fawcett Rd

Baltimore Md 21221

Telephone Number: (410) 687-0540 - Eve. (410) 796-1044 - Days.

Revised 2/20/98 - SCJ

365

TO: PATUXENT PUBLISHING COMPANY
May 13, 1999 Issue – Jeffersonian

Please forward billing to:

Andrew J. Ramult
1117 Fantat Road
Baltimore, MD 21221

410-687-0540 (evening)
410-796-1044 (days)

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-365-A

1117 Fantat Road


E/S Fantat Road, 2100' SE of centerline Holly Neck Road

15th Election District – 5th Councilmanic District

Legal Owner: Alberta Emma & Andrew John Ramult, Jr.

Administrative Variance to permit an accessory structure in the front yard in lieu of the required rear yard, to permit the accessory structure to be located in the third portion of the yard closest to the road in lieu of the required third portion farthest removed from both streets for a corner lot and for the structure to be larger than the principal dwelling.

HEARING: Thursday, June 3, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 29, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-365-A

1117 Fantat Road

E/S Fantat Road, 2100' SE of centerline Holly Neck Road

15th Election District – 5th Councilmanic District

Legal Owner: Alberta Emma & Andrew John Ramult, Jr.

Administrative Variance to permit an accessory structure in the front yard in lieu of the required rear yard, to permit the accessory structure to be located in the third portion of the yard closest to the road in lieu of the required third portion farthest removed from both streets for a corner lot and for the structure to be larger than the principal dwelling.

HEARING: Thursday, June 3, 1999 at 9:00 a.m. in Room 407, County Courts
Building, 401 Boskey Avenue

Arnold Jablon
Director

c: Alberta & andrew Ramult, Jr.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 19, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 19, 1999

Mr. & Mrs. Andrew Ramult, Jr.
1117 Fantat Road
Baltimore, MD 21221

RE: Case No.: 99-365-A
Petitioner: Ramult
Location: 1117 Fantat Road

Dear Mr. & Mrs. Ramult:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 22, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



INTEROFFICE CORRESPONDENCE

Date: April 6, 1999

SUBJECT: Zoning Advisory Committee Meeting
for April 5, 1999
Item No. 365

cc: File

ZONE0405.365



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3.31.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 365 BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: April 7, 1999

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB Seeley*

SUBJECT: Zoning Item #365

Ramult Property - 1117 Fantat Road

Zoning Advisory Committee Meeting of March 29, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - X GWM: The proposed building must be at least 20 feet from the septic system and septic reserve area.



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 15, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 29, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

356, 358, 359, 360, 361, 362, 363, 364, (365) and 366

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

*File
5/21
P.P.
Jep
6/3*

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 27, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 1324 Eastern Avenue

INFORMATION:

Item Number: 385

Petitioner: Thomas Hargis

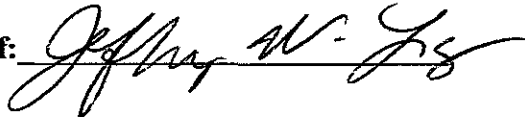
Zoning: DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning is opposed to the applicant's request. The property has a history of zoning violations, and it should be noted that the two lifts subject to the instant request are already in place on the site. Clearly, the use of residential property as a service garage is inappropriate and inherently incompatible. Based upon a site visit, it is obvious that this particular nonconforming use has resulted in over development of the applicant's property.

Section Chief:



AFK/JL:

A.V.
4/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 8, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 117 Fantat Road

INFORMATION:

Item Number: 365

Petitioner: Ramult Property

Zoning: RC-20

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning opposes the applicant's request to construct a 30x40 foot garage 1) in the front yard in lieu of the rear yard furthest removed from the two streets, and 2) of a size larger than the principle structure.

The site is zoned RC-20 which is applied to environmentally sensitive properties. Given the size of the proposed structure, it appears that construction of such a building would not be in keeping with the spirit and intent of the RC-20 regulations.

A site inspection was conducted by Karin Brown, 5th District Community Planner, who observed commercial vehicles at the time of her visit to the property (see attached photographs depicting the proposed location of the garage).

This office recommends that the Zoning Commissioner visit the applicant's site prior to rendering a final decision in this matter.

Finally, given the scope of the relief requested, it would seem more appropriate to process the subject request through the standard Petition for Variance procedure.

Section Chief: 

AFK/JL:



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 26, 1999

Mr. & Mrs. Andrew Ramult, Jr.
1117 Fantat Road
Baltimore, MD 21221

Dear Mr. & Mrs. Ramult:

RE: Demand for Public Hearing, Case Number 99-365-A, 1117 Fantat Road

The purpose of this letter is to officially notify you that the zoning commissioner is requiring a public hearing concerning the above-proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:scj

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 20, 1999

Mr. Keith Roberts, Acting President
Holly Neck Improvement Association, Inc.
1910 Marsh Road
Essex, MD 21221

Dear Mr. Roberts:

Re: Case No. 99-365-A, 1117 Fantat Road, 15th Election District

I am in receipt of your letter, dated August 28, 1999, in which you raise some serious issues about a proposed garage to be built in your neighborhood. Your concerns are significant and deserve careful thought and a response.

After receipt of your letter, I requested the division of code inspections and enforcement, as well as the zoning review office, to review the decision rendered by the zoning commissioner in the above-referenced case, as well as to review the application for the building permit filed by Andrew Remult. As you know, Mr. Ramult now proposes to connect the garage to his house with a breezeway. By doing so, the need for a variance is negated. The breezeway connection makes the garage a part of the house and, therefore, it is no longer an accessory detached structure. The garage, as part of the house, can be in the front and/or to the side of the house; however, it would have to meet the side-yard setbacks required for the zone in which the house is located. In this case, Mr. Ramult's house, including the garage, meets the side-yard setback requirement. The setback requirements are set out specifically in the Baltimore County Zoning Regulations and are clearly satisfied as shown on the building application submitted for the building permit.

The use of a breezeway to connect a garage to a house in this fashion has been confirmed by the Maryland courts to constitute a single-dwelling building. Yes, it does avoid the issue raised in the case before the zoning commissioner. A variance for an accessory structure to be located in the front yard is not needed because the garage is no longer an accessory structure.



Mr. Keith Roberts, Acting President
Holly Neck Improvement Association, Inc.
Page 2
September 20, 1999

I again reviewed the recent legislation adopted by the county council, which placed restrictions on properties to be developed in the Back River Neck area of Baltimore County. Specifically, this legislation imposes certain conditions before building permits can be issued in this area, although most relate to sewer availability. However, the law does require that new dwellings satisfy certain compatibility standards before permits may be issued, but only for new dwellings proposed on vacant land. It does not require such review for approval of additions to existing dwellings.

Bill No. 64-99, Section 206.4, entitled "Building Permits," states as follows:

(a)(1) except as provided in paragraph (b) of this paragraph, a building permit may be issued for the **construction of a dwelling on an unimproved platted lot or lot of record** that meets all of the zoning requirements subject to the following conditions:

- (I) variances are not required for the construction of the dwelling;
- (II) property owner connects to a public sewer where available and with adequate capacity;
- (III) **dwelling meets the design requirements provided for in this section; and**
- (IV) except for minor subdivisions, no further subdivision of the lot is allowed.
(emphasis added)


This particular property already has sewer, and a dwelling already exists. The new legislation is aimed at properties which need sewer to be developed. This property already had a dwelling, and the lot was improved. Unfortunately, in this instance, I must tell you that the law does not allow me to require compatibility for construction of the proposed garage. Proposed additions to existing dwellings just are not covered by the law.

I cannot disagree with you that the use of a metal building to be attached to a house is not appropriate. This is a residential community. Mr. Ramult should exhibit sufficient courtesy and not build something that will be an eyesore. However, there is no action I can take to prevent him from using whatever building materials he chooses. The one thing that I can do is to question the use of a "lift" in the proposed garage. Mr. Ramult cannot operate a "car restoration" business in this zone. I have notified Mr. Ramult that the lift would be a violation and would not be permitted. In its normal and most customary use, a lift connotes a business purpose and, therefore, is illegal in a residential zone. Should Mr. Ramult wish, he can file for another hearing before the zoning commissioner in order to have the lift legitimized.

Mr. Keith Roberts, Acting President
Holly Neck Improvement Association, Inc.
Page 2
September 20, 1999

I know that you had hoped we could prevent the garage from being constructed. I wish we could have, based on the facts presented. Unfortunately, the laws do not allow us to do so. Should you wish to discuss this with me, please feel free to call me at any time.

Sincerely,


Arnold Jablon
Director

aj/m

HOLLY NECK IMPROVEMENT ASSN., INC.

1910 MARSH RD.
ESSEX, MD. 21221

8/31/99
of
to RW
please look
at hearing &
find out what
the results are &
let me know

AUGUST 28, 1999

ARNOLD JABLON
COUNTY OFFICE BLDG.
TOWSON, MD. 21204

DEAR ARNOLD,

IT HAS RECENTLY COME TO OUR ATTENTION THAT PERMITS HAVE BEEN ISSUED FOR THE CONSTRUCTION OF A METAL GARAGE WHICH WILL BE ATTACHED TO AN EXISTING DWELLING BY A 30 FT BREEZE WAY. THE PROPERTY IN QUESTION BELONGS TO AN ANDREW RAMULT LOCATED AT 1117 FANTAT RD.

THIS PARTICULAR GARAGE WAS THE SUBJECT OF A HEARING BEFORE THE ZONING COMMISSIONER RECENTLY IN WHICH THE PETITIONER (MR. REMULT) WAS DENIED HIS APPLICATION. ONE OF THE REASONS LISTED IN THE DENIAL WAS THE FACT THAT THE METAL GARAGE DID NOT FIT IN WITH THE RURAL CHARACTER OF THE SURROUNDING COMMUNITY.

IT NOW SEEMS, THAT THRU SOME LOOP HOLE IN THE LAW, MR. REMULT HAS OBTAINED HIS PERMIT. WE DO NOT UNDERSTAND HOW THIS COULD HAVE HAPPENED. SEVERAL QUESTIONS NEED TO BE ANSWERED BEFORE MR. REMULT IS ALLOWED TO PROCEED ANY FURTHER.

1. MR. REMULT IS IN THE BUSINESS OF RESTORING ANTIQUE CARS, AND HAS STATED THAT IS WHY HE NEEDS THE GARAGE. HIS PROPERTY IS ZONED RC5. IS HE ALLOWED TO OPERATE A CAR RESTORATION BUSINESS IN THIS ZONE?
2. A 40FT GARAGE CONNECTED TO A 70FT HOUSE BY A 30FT BREEZE WAY EQUALS 140 FT LONG. HOW CAN HE POSSIBLY MEET THE REQUIRED SETBACKS WITH SUCH A STRUCTURE?

B368437

3. IF THE GARAGE IS FREE STANDING, IT IS A NEW BUILDING. IF IT IS ATTACHED TO THE HOUSE BY A BREEZE WAY, THEN IT BECOMES AN ADDITION. EITHER WAY, THE STRUCTURE MUST BE GOVERNED BY THE NEW DESIGN GUIDELINES AS CONTAINED IN THE BACK RIVER NECK GROWTH MANAGEMENT PLAN. DOES A 40FT X 30FT METAL BUILDING COMPLY WITH THE SECTION OF THE PLAN WHICH CALLS FOR ALL NEW BUILDINGS TO BE COMPATIBLE WITH THE SURROUNDING COMMUNITY?

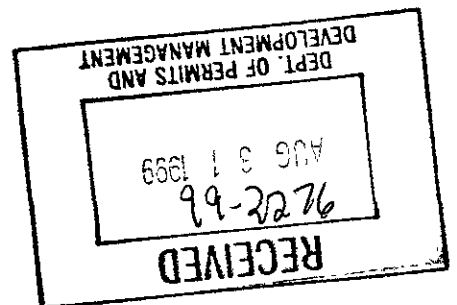
TO THE RESIDENTS OF THE AREA, THIS PARTICULAR CASE SEEMS TO BE THE FIRST TEST AS TO THE STRENGTH AND VALIDITY OF THE NEW GROWTH MANAGEMENT PLAN. IF WE ARE FORCED TO CAPITULATE AT THIS JUNCTURE, THEN WHAT CREDIBLE USE CAN THE GROWTH MANAGEMENT PLAN HAVE IN THE FUTURE?

RESPECTFULLY,



KEITH ROBERTS, ACTING PRESIDENT
HOLLY NECK IMPROVEMENT ASSN., INC.

CC: DUTCH RUPPERSBERGER
VINCE GARDINA
KEVIN KAMENETZ
JOHN WASILISIN
VIRGINIA BARNHART
GEORGE PERDIKAKIS
PAT KELLER
PETE ZIMMERMAN
TIM KOTROCO
RANDY COGAR
DOROTHY FOOS
ROB HESS
JOHN GONTRUM
TOM LEHNER
PHIL EDWARDS





MID-WEST STEEL BUILDING COMPANY

GENERAL STEEL
8420 S CONTINENTAL DIVIDE #2
LITTLETON CO 80127

10/06/98

JOB NO: 94-175661

BUILDING SIZE: CL 30' X 40' X 12'

JOBSITE: BALTIMORE MD (BALTIMORE)

Gentlemen:

This is to certify that the above referenced building and its component parts have been designed and fabricated by Mid-West Steel Bldg, an AISC Certified Manufacturer, at its AISC certified facility in Caryville, TN. It has been designed in accordance with the order documents, in general accordance with the ninth edition of the AISC "Manual of Steel Construction" and the 1986 Edition (with 1989 amendments) of the AISI "Cold Formed Steel Design Manual" and with good engineering practice for the following loads. All welding is per the appropriate American Welding Society (AWS) code.

Governing Code for application of design loads: BOCA 96

IMP. FACTORS: WIND: 1.0 SNOW: 1.0 SEISMIC: 1.0

DEAD LOAD...weight of metal bldg. structure only
as supplied by Mid-West Steel Bldg

LIVE LOAD 30 PSF

COLLATERAL LOAD..... 0 PSF

WIND LOAD..... 80 MPH EXP C

SEISMIC DATA.....Aa=Av=.05

Seismic Hazard Exposure Group I; Seismic Performance Category B

This Letter of Certification applies solely to the steel building and its component parts as furnished by Mid-West Steel Bldg and specifically excludes any foundation, masonry, or general contract work.

Sincerely,

Eric E. Masterson, P.
Vice President, Engineer



Attention Zoning Commissioner for Baltimore County
Baltimore, Maryland 21221
June 1, 1999

We, the undersigned residents of Fantat Road, wish to withdraw our signatures from the previous administrative variance for the property known as 1117 Fantat Road, owned by Mr. and Mrs. Andrew Ramult. This decision was made after learning new information that was not originally disclosed.

NAME

ADDRESS

David B. Stiller

V. Michelle Stiller

1130 Fantat Rd.
Baltimore, MD 21221

Judith E. Jurgensen
Bryan Jurgensen

1139 Fantat Rd
Balto, MD 21221

Debra Ann Schreier

1120 Fantat Rd
Balto. MD 21221

Korner Jurgensen

Charmae Jurgensen

1131 Fantat Rd.
Balto. Md. 21221

John F. Ryden
Anna Rybenzski

1138 Fantat Rd.
Balto. Md. 21221

To whom it may concern,

We the neighbors of Andrew Famulak of
1117 Fantat Rd. 27221
have no objections to him building a 30'x40'
garage on his property, below the house & in
the field near the apple trees.

Albert Schreiber
ALBERT SCHREIBER

1120 Fantat Rd
Schreiber

Darlene Marie Smith
Darlene Marie Smith

1122 Fantat Rd
Smith

David B. Stiller
DAVID B. STILLER

1130 Fantat Rd
Stiller
1131 Fantat Rd

Herman Jurgensen
Herman Jurgensen

Jurgensen

John F. Rybicki
John Rybicki

1138 Fantat Rd
Rybeckowski
Rybicki

Bryan S. Jurgensen
BRYAN S. JURGENSEN

1139 Fantat Rd
Jurgensen

N/A.

1140 Fantat Rd
Unoccupied - Brodzinski

1140 Fantat Road
Baltimore, Maryland 21221

June 02, 1999

Zoning Commissioner of Baltimore County
Dear Sir :

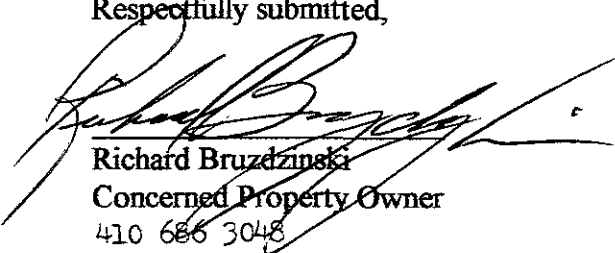
This letter is in response to zoning request and hearing for case # 99-365A scheduled for June 3, 1999. The property being considered for proposed zoning is located at 1117 Fantat Road and I hereby notify you of my opposition to such zoning variance in this small, rural community where I also own property (1140 Fantat Road).

My opposition to the zoning variance is detailed below :

1. Size of proposed structure is excessive for the community and lot.
2. The negative impact and questionable use of such a structure proposed on a small residential community of eight homes.
3. The possible future convergence to commercial use of the property or the sale of said property for commercial use.

I thank you in advance for your time and consideration in the aforementioned case and respectfully request that the motion for zoning variance be denied.

Respectfully submitted,



Richard Bruzdinski
Concerned Property Owner
410 686 3048

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Debra Schreiber

1120 Fantat Road

David Stiller

1130 FANTAT ROAD

Michelle Stiller

1130 Fantat Road

CARL MAYNARD

1546 DENTON ROAD

LEROY SENNETT

1716 BEACHWOOD RD.



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Andrew J. Ramolt JR
21 Clasing Jr.

ADDRESS

1117 Farlat Rd 20221-
2025 Hollyhock 21221



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1117 Fawcett Rd 21221

see pages 5 & 6 of the CHECKLIST for additional required information

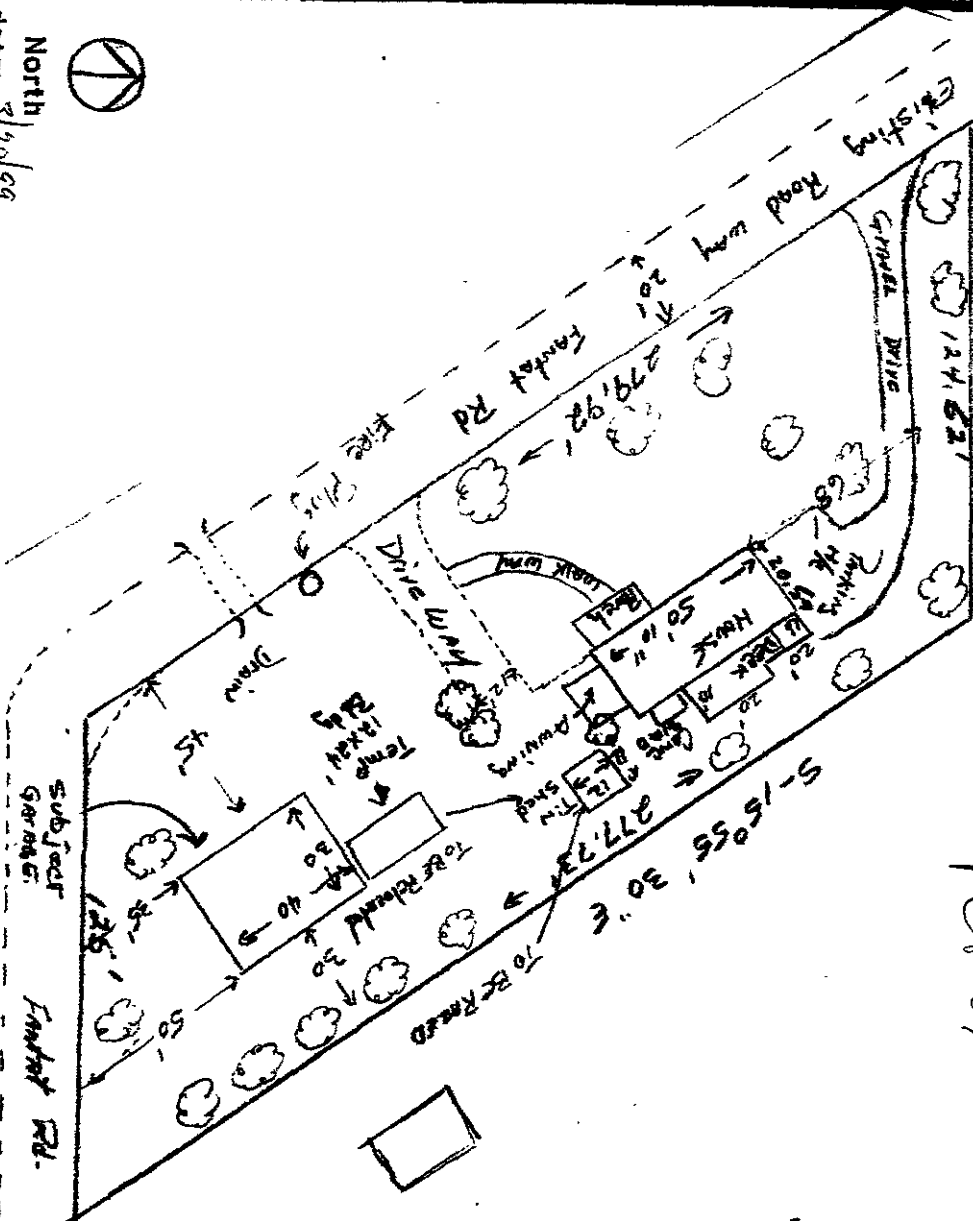
Subdivision name: Holly Neck

plat book # 2341, folio 46, lot # 1, section # 1

OWNER: Andrew J. & Albertine M. Mami

S-71°15'E

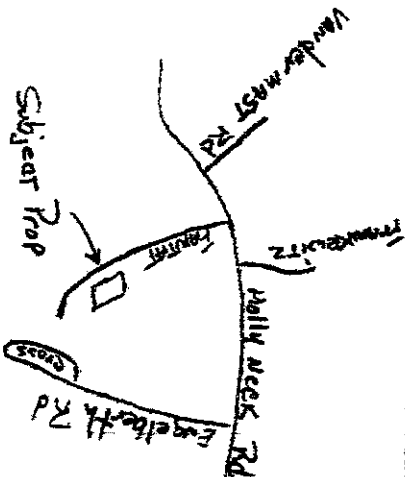
Plot Ex #1



North
date: 3/20/99
prepared by: AK

Scale of Drawing: 1" = 50'

① Vicinity Map
North
scale: 1" = 200'



LOCATION INFORMATION

Election District: 15
Counsellman District: 5

T=200' scale map#: S.E. 2-K

Zoning: RC-20

Lot size: .796 34,717
acreage square feet

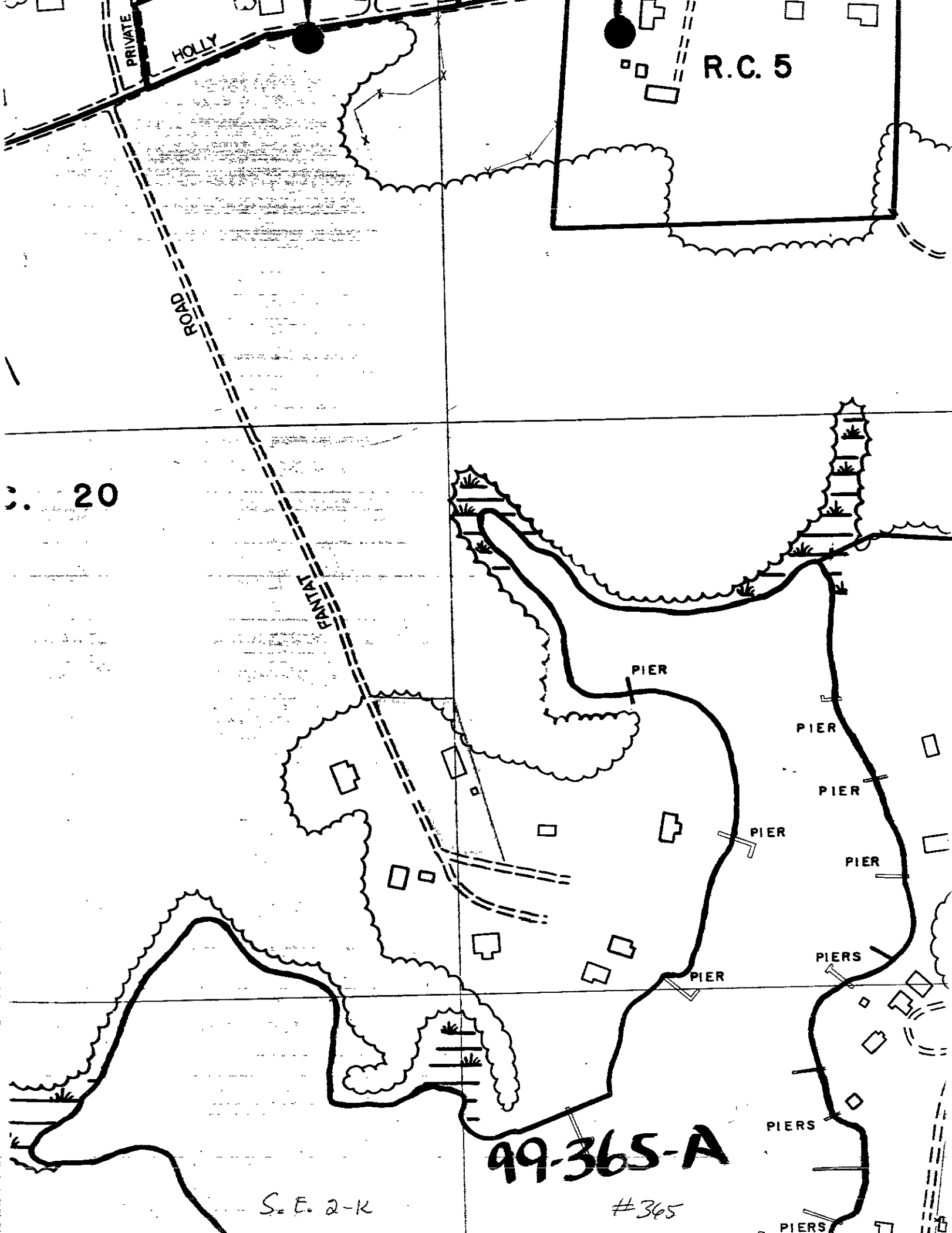
SEWER: ☐ public ☒ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

AK 365- 99-365-A

99-365-A



PRIVATE

HOLLY

R.C. 5

ROAD

PANTAT

PIER

PIER

PIER

PIER

PIER

PIER

PIERS

PIERS

PIERS

99-365-A

#365

S.E. 2-K

20

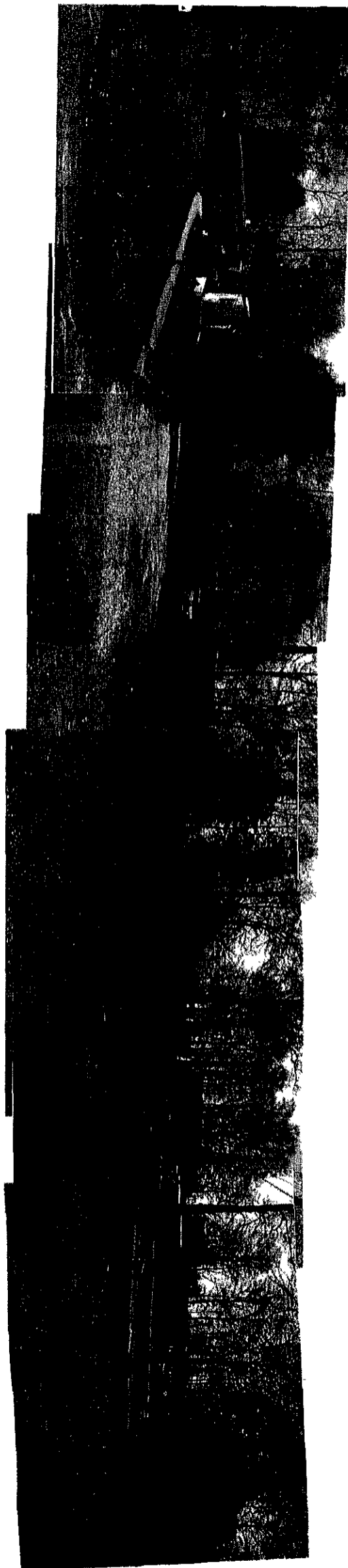
Pet Ex #2



99-365-A



99-365-A









BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
#365 PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	HOLLY NECK	S. E. 2-K
DATE OF PHOTOGRAPHY JANUARY 1986		



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
99-365-A

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'		
1	6/1/63		HOLLY NECK	S E 2-K
DATE OF PHOTOGRAPHY DEC. 1964				

Topography Compiled By Photogrammetric Methods
ADAMS AERIAL SURVEY CORP. LANSING MICH.